



FIRST CLASS CITY FIRST
CLASS SERVICE

ROCHESTER

— Minnesota —

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Office Hours: Monday – Friday 8 am – 5 pm

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RENTAL CERTIFICATION EXAM

2016 Landlord Public Safety Seminar - On line version

Please complete each test question and use a black pen. The test is segmented into seven videos. A score of 70% is considered passing. If you fail this exam you are required to re-take another exam within 30 days at no additional charge. If you fail a third time you will be required to retake the exam and pay an additional fee.

LEASE AGREEMENTS AND LEGAL

1. What is the amount of interest a landlord must pay on a security deposit?
 - a. 5%
 - b. 1%
 - c. 2%
2. If a tenant pays his/her rent late, what percentage of the monthly rent may a landlord charge the tenant as a late fee?
 - a. 2%
 - b. 5%
 - c. 8%
3. A tenant vacates the property on the last day of the term of the lease and provided a forwarding address to the landlord. How soon must the landlord return the security deposit or provide written explanation as to why the security deposit will not be returned?
 - a. 30 days
 - b. 45 days
 - c. 21 days
4. How long must a landlord retain the tenant(s)' abandoned personal property?
 - a. 21 days
 - b. 28 days
 - c. 30 days

COMMUNITY ACTION TEAM

5. The acronym “CAT” stands for:
 - a. Crime Action Team
 - b. Community Action Team
 - c. Cooperative Action Team
6. The supervisor of the CAT holds the rank of:
 - a. Sergeant
 - b. Captain
 - c. Lieutenant

EVICTIONS & SERVING NOTICES

7. Eviction papers to be served are brought to the:
 - a. Rochester Police Department
 - b. Crime Prevention Unit
 - c. Sheriff’s Office
8. Eviction papers can be served only by:
 - a. Any uninterested person
 - b. A court official
 - c. A police officer
9. Expedited procedures occur within:
 - a. 3-5 days
 - b. 5-7 days
 - c. 7-10 days
10. Papers can be served personally/abode or posted. Before posting there must be which kinds of attempts made?
 - a. 1 day attempt and 1 night attempt
 - b. 1 day attempt and 2 night attempts
 - c. 2 day attempts and 2 night attempts
11. After a Writ of Execution is served/posted, the landlord must allow:
 - a. 24 hours before taking action
 - b. 36 hours before taking action
 - c. 72 hours before taking action

GANG UNIT

12. What gang was Rochester’s first significant gang?
 - a. Rocky Creek Crips
 - b. Royal Cambodian Blood
 - c. Meadow Park Marauders
13. What is the lowest number of people required for a group to be considered a criminal gang?
 - a. 3
 - b. 5
 - c. 7

14. What is the minimum age for a person to be classified as a gang member?
- a. 10
 - b. 14
 - c. 16

NARCOTICS UNIT

15. What is the most common drug amongst drug users?
- a. Prescription drugs
 - b. Marijuana
 - c. Meth
16. What factor(s) might initiate a drug investigation from the Rochester Police Department Narcotics Unit?
- a. Use of informants or undercover officers
 - b. Complaints from citizens
 - c. Both a and b

RENTAL REQUIREMENTS

17. How frequently are Rochester rental properties inspected?
- a. Once every year
 - b. Once every two years
 - c. Once every three years
18. If a landlord does not correct code violations, what maximum legal sanctions can be imposed?
- a. \$1000 fine and jail time
 - b. \$10,000 fine and jail time
 - c. \$100,000 fine and jail time
19. If a Notice of Violation was issued, what is the standard number of days given to correct the code violations?
- a. 30 days
 - b. 45 days
 - c. 60 days

DISORDERLY USE NOTICES

20. The most common Disorderly Use Notice sent to the landlord/manager is:
- a. Alcohol
 - b. Drugs
 - c. Noise

21. Disorderly Use Notices stay on the record for:
- a. 90 days
 - b. 180 days
 - c. 365 days
22. If a tenant moves or is evicted, the Disorderly Use Notice:
- a. Stays with the tenant
 - b. Stays with the apartment
 - c. Goes away completely
23. Disorderly Use Notices are sent to the landlord/manager by the:
- a. Rochester Police Department
 - b. Sheriff's Office
 - c. Building Safety Department
24. A Disorderly Use Notice cannot be sent for:
- a. Overcrowding
 - b. Gambling violation(s)
 - c. Domestic assault
25. The Landlord/Tenant Rights Handbook is published by the:
- a. Minnesota Attorney General's Office
 - b. The Sheriff's Office
 - c. The Rochester Police Department

BONUS QUESTION: (This question, if answered correctly, will add one point to your total score. There is no penalty for not answering it, nor for answering incorrectly.)

What is the main reason landlords/managers are required by Rochester City Ordinance to take a Public Safety Class?

- a. to learn what makes a quality lease agreement
- b. to learn how to identify illegal drugs
- c. to learn how to keep criminal activity out of their rental property

THANK YOU FOR YOUR PARTICIPATION



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Upon completion of this **Landlord Public Safety Seminar, On-line version** exam, please submit to the Building Safety Department for grading.

- Submit the completed exam to our office via mail, fax, or email, along with the \$40.00 fee.
- The fee for the exam is \$40.00. Cash, check, or credit card payments accepted. Checks may be made payable to the City of Rochester.
- A passing grade of 70% is required. The fee covers two attempts to pass the exam. Should further attempts be necessary, another \$40.00 fee will be due.
- Our office will notify you with the test results, usually within 1-2 business days of submission. Your completion certificate will be mailed to you.

By signing this test, I certify that I have viewed and understand the information provided in the On-line version of the Public Safety Seminar. ***(Please print clearly)***

Signature _____

Please Print

Organization/Business Name _____

Name _____

Address _____

City _____ STATE _____ ZIP _____

Phone _____

Email _____

Please provide us with your rental property address or addresses to verify and document your participation:

(If you are responsible for more than one rental, please use the rental update sheet.)